



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image									
Account	300002497													
Parcel ID	0000-12-27N-23W-2-002-00													
Cadastral ID	0000-27N-23W-12-2-002-00													
Property Type	REAL - Real Property													
Property Class	E	VI Area	3											
Tax Area	102 - 4R-BUFFALO													
Name ID	12754													
COUNTY-HARPER														
OK 00000-0000														
Parcel Location														
Situs	01230 NW FOURTH ST													
Subdivision														
Lot/Block	/	Parcel Size	68 - Acres											
Sec/Twn/Rng	12 / 27 / 23 / 2													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.85365990 -99.61030431														
SEC.12-27-23 W/2NW/4 LESS TRACTS CONT. 69 ACRES														
Building Permits														
<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	72	0	12%	0	Assessed	0	0.00					
Year Frozen		Improvements	93,966	0		0	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	94,038	0		0	Total Taxable	0	0.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300002497	COUNTY-HARPER	102	94,038	0		.00							
2024	2024-300002497	COUNTY-HARPER	102	92,052	0		.00							
2023	2023-300002497	COUNTY-HARPER	102	73,371	0		.00							
2022	2022-300002497	COUNTY	102	48,852	0		.00							
2021	2021-300002497	COUNTY	102		0		.00							
2020	2020-300002497	COUNTY	102		0		.00							
2019	2019-0002497	COUNTY	102				.00							
2018	2018-0002497	COUNTY	102				.00							
2017	2017-0002497	COUNTY	102				.00							
2016	2016-0002497	COUNTY	102				.00							
2015	2015-0002497	COUNTY	102				.00							
2014	2014-0002497	COUNTY	102				.00							
2013	2013-0002497	COUNTY	102				.00							



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Lot Data	Primary Image
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres 72.4241</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 22 Exempt</p> <p>Value Method Acre</p> <p>Base Lot Value 72.42 x .99 = 72</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 72</p>	
Cost Approach	
<p>Manual Date 07/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 93,608</p> <p>Total Improvement Value 93,608</p> <p>Land Value 72</p> <p>Cost Approach Value 93,680</p>	<p><b>Image Information</b></p> <p>Image ID 15781</p> <p>Image Date 7/21/2021</p> <p>Name 2497_1.JPG</p> <p>Description 1</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 93,608</p> <p>Land Value 72</p> <p>Total Appraised Value 93,680</p>





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
 <small>0000-12-27N-23W-2-002-00 2497 12/1/2020</small>	ASC	Awning/Shelter at Fairgrounds	60x42x10	Concrete	Formed Metal	2,520
	Qual 3	Cond 3	Year 2010	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
	Base Cost (3.88 x 2,520)			9,778	5,182	4,596
	SHDS	Yard Shed - Wood at Ball Park	12x8x8		Galvanized Metal	96
	Qual 3	Cond 3	Year 2010	Eff Age 16		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
	Base Cost (25.53 x 96)			2,451	1,275	1,176
	SHDS	Shed - Metal Pitching Shed	10x10x8		Composition Shingle	100
	Qual 3	Cond 3	Year 2003	Eff Age 23		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
	Base Cost (24.13 x 100)			2,413	1,568	845
 <small>0000-12-27N-23W-2-002-00 2497 07/26/2021</small>	ASC	Shelters Ball Park East 2@36x8	72x16x16		Formed Metal	1,152
	Qual 3	Cond 3	Year 2003	Eff Age 17		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
	Base Cost (4.09 x 1,152)			4,712	3,440	1,272
	ASC	Shelters Ball Park West (#2)36x7	72x14x16		Galvanized Metal	1,008
	Qual 2	Cond 2	Year 2000	Eff Age 26		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
	Base Cost (3.65 x 1,008)			3,679	2,943	736
	ASC	Shelters Ball Park North 2@32x10	64x20x16		Galvanized Metal	1,280
	Qual 3	Cond 3	Year 1990	Eff Age 27		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
	Base Cost (4.09 x 1,280)			5,235	4,188	1,047
 <small>0000-12-27N-23W-2-002-00 2497 12/1/2020</small>	UTIL	Utility Building	115x50x10		Galvanized Metal	5,750
	Qual 3	Cond 3	Year 1970	Eff Age 56		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
	Base Cost (18.79 x 5,750)			108,043	82,113	25,930



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BNGP	Barn - Livestock			355x50x10			Galvanized Metal	17,750
<b>Qual</b>	2	<b>Cond</b>	2	<b>Year</b>	1950	<b>Eff Age</b>	91	

	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (11.93 x 17,750)				211,758	169,406		42,352



UTIL	Utility Building North			100x34x12			Formed Metal	3,400
<b>Qual</b>	2	<b>Cond</b>	2	<b>Year</b>	1950	<b>Eff Age</b>	91	

	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (23.02 x 3,400)				78,268	62,614		15,654

	<b>Total Site Improvement Value</b>	<b>93,608</b>
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